



**REGULAR MEETING  
OF  
THE BOARD OF COMMISSIONERS**

Charles Hayes Family Investment Center, 4859 S. Wabash, Chicago, Illinois

**Tuesday, November 20, 2018  
9:30 a.m.**

**AGENDA**

- I. Roll Call**
- II. Centering Thoughts – Commissioner Mildred Harris**
- III. Presentation of Resolutions and Committee Reports**

**Finance & Audit Committee Report – Craig Chico, Chairman**

- Item No. 1** Approval of FY2019 Comprehensive Budget – *Michael Moran, Chief Financial Officer*
- Item No. 2** Authorization to approve the Chicago Metropolitan Housing Development Corporation's Participation in the Chicago Housing Authority Employees' FY2019 Retirement Plan – *Mike Gurgone Chief Investment Officer and Treasurer*
- Item No. 3** Authorization to enter into a Support and Maintenance Agreement with Infor (US), Inc., for the Enterprise Resource Planning system in an aggregate amount of \$1,225,314 – *Patricia Rios, Chief Administrative Officer*
- Item No. 4** Authorization to execute an Intergovernmental Agreement with the Mayor's Office for People with Disabilities for the administration of the CHA's Modification Fund – *Jessica Mallon, Director of Fair Housing*
- Item No. 5** Recommendation to purchase coverages for Employee Health Insurance Benefits – *Tenelle Barnes, Chief Human Resources Officer*

**Tenant Services Committee Report –Meghan Harte, Chairman**

- Item No. 6** Authorization to enter into a Funding Agreement with the Central Advisory Council in an amount not-to-exceed \$1,340,530 – *Mary Howard, Chief Resident Services Officer*
- Item No. 7** Recommendation to authorize the fourth option year term of FamilyWorks Program Contracts in an aggregate not-to-exceed amount of \$14,500,000 – *Mary Howard, Chief Resident Services Officer*

- Item No. 8** Recommendation to authorize a contract to provide the Resident Services Coordinator Program. Recommended Awardee: Catholic Charities in an aggregate amount not-to-exceed \$9,062,645 for one-year base term and one-year option term. – *Mary Howard, Chief Resident Services Officer*

**Real Estate Operations Development Committee Report – Matthew Brewer, Chairman**

- Item No. 9** Authorization to enter into a Power Purchase and Lease Agreement with VLV Development for the supply of renewable electricity at Dearborn Homes – *Derek Messier, Chief Property Officer*
- Item No. 10** Recommendation to execute a Housing Assistance Payments Contract under RAD2 for Mae Suites and Lawson House; Preliminary Commitment Letter for Lawson House and a Housing Assistance Payments Contract for Focus Apartments – *Derek Messier, Chief Property Officer*
- Item No. 11** Authorization to submit a Demolition Application to HUD for property located at 1450 North Larrabee Street; enter into an Intergovernmental Agreement with the City of Chicago; enter into an additional Services Agreement with Near North Cabrini, LLC and enter into a Pre-development Loan Agreement with Near North Cabrini, LLC in the amount not-to-exceed \$1,500,000 – *Ann McKenzie, Chief Development Officer*
- Item No. 12** Authorization to submit a Disposition Application to HUD for property located at 955 E. 131<sup>st</sup> Street; enter into a lease for the Altgeld Family Resource Center and enter into sub-leases between CHA and Center for New Horizons and the City of Chicago – *Ann McKenzie, Chief Development Officer*
- Item No. 13** Authorization to enter into an Intergovernmental Agreement between the CHA and the City of Chicago for a land exchange within and nearby the former Stateway Gardens Development area; submit Acquisition and Disposition Applications to HUD to dispose of approximately 6.5 acres at 3833 S. Federal Street and acquire approximately 6.7 acres at 3919 S. Federal Street – *Ann McKenzie, Chief Development Officer*
- Item No. 14** Authorization to approve the Tenant Selection Plan, Lease and Lease Riders for Harold Ickes/Southbridge and loan approximately \$3,560,000 in proceeds from the sale of the Illinois Affordable Housing Tax Credits to the development – *Ann McKenzie, Chief Development Officer*

**Item No. 15** Authorization to commit CHA Funds not-to-exceed \$22,500,000 for Redevelopment and Remediation activities for Parkside 4 Phase 2; submit a RAD Financing Plan to HUD; execute RAD Project Based Voucher Housing Assistance Payments contracts for up to 54 RAD units; loan approximately \$4,781,804 in proceeds from the sale of the Illinois Affordable Tax Credits to the development; enter into a 99-year ground lease for the rental property with the Cabrini Green LAC Community Development Corporation and deed the property planned to be for-sale to Parkside Old Town II, LLC – *Ann McKenzie, Chief Development Officer*

**IV. Public Participation**

**V. Closed Meeting**

- Commissioners will vote on whether to go into closed meeting pursuant to the Open Meetings Act, 5 ILCS 120/2, to possibly discuss matters under the following exceptions: personnel related matters under (c)(1) and (c)(2); purchase, sale and lease of real estate property under (c)(5) and (c)(6); pending/imminent/probable litigation under (c) (11); review of closed meeting minutes under (c) (21) and audit reviews under (c) (29).

**VI. Open Session Resumes – Roll Call**

**VII. Approval of Minutes for the Closed and Regular Meetings of September 18, 2018.**

**VIII. Presentation of Matters from Closed Session**

**Item No. 16** Legal Services Task Order – *James Bebley, Chief Legal Officer*

**Item No. 17** Settlement Agreement in the matter of Novak Construction vs. CHA, Case No. 2017 L 6364 – *James Bebley, Chief Legal Officer*

**Item No. 18** Lease Agreement for office space located at 3619 S. State Street to support Section 3 business initiatives – *Jose Alvarez, Chief Operating Officer*

**Item No. 19** CHA Corporate Lease Agreement – *Diana Liu, Chief Construction Officer*

**Item No. 20** Approval of Personnel Actions – *Tenelle Barnes, Chief Human Resources Officer*

**Item No. 21** Authorization to enter into an agreement with the Robison Consulting Group, Inc. to provide Business Process Design Solutions - *Patricia Rios, Chief Administrative Officer*

**XI. Adjournment**